

PB# 78-26

Ponderosa

Pondessa Site Plan 78.26

Approved 9/27/78 St.
Filed with T.C. office
9:00 PM St.

GENERAL RECEIPT

3815

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

RECEIVED OF

Ponderosa System Inc. Sept 28 1978
One Hundred Dollars \$100.00

DOLLARS

FOR

DISTRIBUTION:

FUND	CODE	AMOUNT
100.00	Check	

BY

Jean Van Voorhis
Deputy
TITLE

BY ENDORSEMENT THIS CHECK WHEN PAID IS ACCEPTED
IN FULL PAYMENT OF THE FOLLOWING ACCOUNT

WASHBURN ASSOCIATES

506

494 ESTRADA ROAD

CENTRAL VALLEY, N. Y. 10917

Engineering
Fees

Sept. 27 1978

91-108
280

PAY
TO THE
ORDER OF

Four of New Windsor

\$100⁰⁰

One hundred and

00 DOLLARS

TOTAL

DISCOUNT

AMOUNT OF CHECK



VAILS GATE OFFICE

MARINE MIDLAND BANK

VAILS GATE, NEW YORK 12584

Ronald Walsh

⑆000506⑆ ⑆028001081⑆ 078⑆70966⑆9⑆

Memo FROM:

OFFICE OF THE TOWN ENGINEER

555 UNION AVENUE

TOWN OF NEW WINDSOR

NEW WINDSOR, NEW YORK 12550

PHONE 565-8802

TO:

Planning Board

DATE: Sept. 27, 1978

SUBJECT: Ponderosa Drainage

— FOLD HERE —

I have reviewed site plan.
All basins to go to Shale with no bottoms. Storm design based
on a High Intensity Segment of Rainfall curve. See attached
Computations of Gerald Zimmerman after said review I therefore
recommend approval.

PAUL V. CUOMO, P.E.
Town Engineer

PVC/sh

by _____

161 Hillside Avenue
Cresskill, New Jersey 07626
September 17, 1978

RECEIVED
NEW WINDSOR PLANNING BOARD

Ernest Spignardo, Chairman
Town of New Windsor Planning Board
Town Hall 555 Union Avenue
New Windsor, New York 12550

RE: Ponderosa site plan

Dear Mr. Spignardo:

It is my understanding that the Ponderosa site plan has to be revised to provide for storm drainage provisions that will satisfy the Planning Board. As the general partner in New Windsor Associates, I want to inform the Board that myself and the other members of the partnership are willing to co-operate with the Board so that this property - the former Stenglein farm - can be developed in a way that will be an asset to the Town of New Windsor. Also, we hope to realize a reasonable return on our investment. It was in this spirit of co-operation that the partnership gave a water easement grant (copy enclosed) to the Town of New Windsor in the form that the Town wanted and without any compensation to the partnership.

We originally purchased this property because we believed in the growth prospects for the Town of New Windsor and the eastern area of Orange County. This property was purchased in February of 1977 when many persons were quite negative about the growth opportunities in the area. However, we had faith in the area and made a substantial financial commitment by acquiring the property.

Myself and the other members of the partnership are looking forward to working with the Town of New Windsor and the Town Planning Board so that this property will be developed to benefit the entire community. I am confident that both the Planning Board and the Town of New Windsor will want to work with us for the mutual benefit of all parties concerned.

Very truly yours,

NEW WINDSOR ASSOCIATES


By: Samuel Linder

Enc.

EASEMENT

LIBER 2100. PAGE 698

EASEMENT granted this 14th day of April, 1978, in consideration of the sum of ONE (\$1.00) DOLLAR, the payment of which is waived, the undersigned, NEW WINDSOR ASSOCIATES, a partnership, with offices at 161 Hillside Avenue, Crosskill, County, New Jersey,

hereinafter called "Grantor," hereby grants unto the TOWN OF NEW WINDSOR, hereinafter called the "Grantee", a municipal corporation having its office at No. 555 Union Avenue, Town of New Windsor, Orange County, New York, for the use of New Windsor Consolidated Water District, a perpetual right-of-way and right of entry to enter upon and lay, install, operate, maintain and replace a pipe, pipeline, manhole or manholes, and appurtenances for conveying water under the property of the grantor which is described in Schedule A hereto attached.

The Grantor reserves the right to use and enjoy the said premises, except for the rights and privileges herein described and granted, provided that such use shall not interfere with or cause injury or damage to the said water line or appurtenances thereto.

This Easement is made upon the following expressed conditions and reservations which shall run with the land and be binding upon and inure to the benefit of the Grantor and the Grantee and their respective successors, heirs or assigns;

(a) That the Grantee shall, at its own cost and expense after completion of the original construction and the completion of any future repairs to the water line, restore the surface of said lands and premises to substantially the same condition as before such construction or repairs.

(b) That the water line and appurtenances placed in or under said right of way shall, at all times, remain the property of the Town of New Windsor and under its control and supervision and the Grantor and its successors and assigns shall not interfere with or cause injury to said water line or appurtenances.

(c) That the Grantee shall have the right to enter at any manhole or other location along the water line easement for the purpose of connecting to the said water line.

(d) That the Grantor shall have the right to place a road over or across the location of the aforesaid water line easement and also the right to pave any section of the said water line easement area for the purpose of parking facilities.

(e) That the Grantee agrees to provide reasonable and necessary surface water drainage facilities including the installment of culverts to prevent any flooding or ponding on the property of the Grantor caused by the construction and location of the said water line.

NEW WINDSOR ASSOCIATES

By:

Alvie W. Rainey
Councilman Alvie W. Rainey

M. William Lahey
Councilman M. William Lahey

Lewis Sarrica
Councilman Lewis Sarrica

Beth Green
Councilman Beth Green

John P. Petro
TOWN OF NEW WINDSOR
JOHN PETRO, Supervisor

Serald Zimmerman

PROFESSIONAL ENGINEER

17 Briarwood Ave.

Monroe, N.Y. 10950

(914) 783 - 4864

To: MR. RONALD WASHBURN

DATE: 7-26-78

SUBJECT: STORM WATER FLOW ANALYSIS - SIZE RETENTION BASINS

GIVEN DATA: AREA = 1 ACRE, FULLY PAVED

STORM FREQUENCY = 25 YR. STORM
COLLECT 70%

EMPIRICAL DATA:
(ENGINEERING HANDBOOK)

$$Q = C i A$$

A = 1 ACRE

C = 1.0 (AREA PAVED)

$$i = \frac{230}{t + 30} \quad \left(\begin{array}{l} \text{Intensity For} \\ \text{THIS REGION FOR} \\ \text{25 YR. STORM,} \end{array} \right)$$

FOR DURATION t = 5 MIN.

$$i = \frac{230}{t + 30} = \frac{230}{35} = 6.5 \text{ in/hr.}, \quad \frac{6.5}{60} = .1083 \text{ in/min.} = .009 \text{ ft./min.}$$

$$.009 \text{ ft./min.} \times 43,500 \text{ ft}^2 = 392 \text{ ft}^3/\text{min.}$$

$$392 \text{ ft}^3/\text{min} \times .7 = 275 \text{ ft}^3/\text{min.} \quad \left(\begin{array}{l} \text{TO FALL \& TO BE} \\ \text{COLLECTED PER ACRE} \end{array} \right)$$

<u>TIME</u>	<u>CUMULATIVE AMOUNT FALLEN PER MIN.</u>	<u>AMOUNT COLLECTED AT FURTHEST POINT IN DRAINAGE BASIN PER MIN.</u>	<u>CUMULATIVE AMOUNT COLLECTED AT FURTHEST POINT IN DRAINAGE BASIN / MIN</u>
1 MIN.	275 ft ³	55 ft ³	55 ft ³
2 MIN	550	110	165
3 MIN	825	165	330
3.5 4 MIN	1100	220	430 ft ³
5 MIN	<u>1375</u>	275	550
			825

$$Q = C i A = (1)(6.5 \times 70\%)(1) = 4.55 \text{ cfs} \\ = 275 \text{ ft}^3/\text{MIN}$$

Gerald Zimmerman

PROFESSIONAL ENGINEER

17 Briarwood Ave.

Monroe, N.Y. 10950

(914) 783 - 4864

(2)

For Duration $t = 10$ MIN.

$$i = \frac{230}{t + 30} = \frac{230}{40} = 5.75 \text{ in/hr.}$$

Say $200 \text{ ft}^3/\text{min.}$ (TO FALL & TO BE COLLECTED PER ACRE)

<u>TIME</u>	<u>CUM. AMN'T FALLEN / MIN.</u>	<u>AMN'T COLL. AT FURTH. PT. IN DRAIN. BASIN / MIN.</u>	<u>CUM. AMN'T COLL. AT FURTH. PT. IN DRAIN. BASIN / MIN.</u>
1	200 ft ³	20 ft ³	20 ft ³
2	400	40	60
3	600	60	120
4	800	80	200
5	1000	100	300
6	1200	120	420
7	1400	140	560
8	1600	160	720
9	1800	180	900
10	2000 ft ³	200	1000

$$Q = 3.3 \text{ cfs} = 200 \text{ ft}^3/\text{min}$$

For Duration $t = 60$ MIN.

Say $i = 1 \text{ cfs} = 60 \text{ ft}^3/\text{min.}$

1 MIN	60 ft ³	1 ft ³	1 ft ³
2	120	2	3
3	180	3	6
4		4	10
5		5	15
6		6	21
7		7	28
8	480	8	36

Gerald Zimmerman

PROFESSIONAL ENGINEER

17 Briarwood Ave.

Monroe, N.Y. 10950

(914) 783 - 4864

9 MIN	540 ft ³	9 ft ³	45 ft ³
10 MIN	600 ft ³	10 ft ³	55 ft ³
20 MIN	1200	20	210 ft ³
30 MIN	1800	30	464 ft ³
60 MIN	<u>3600 ft³</u>	60	

$$Q = 1 \text{ cfs} = 60 \text{ ft}^3/\text{min.}$$

CONCLUSION : AS SHOWN IN THE ~~FOREGOING~~ PRECEEDING CASES THE SHORTER THE DURATION THE MORE INTENSE THE STORM ($t=5 \text{ MIN}$, $Q=275 \text{ cfm}$; $t=10$, $Q=200 \text{ cfm}$; $t=60 \text{ MIN}$, $Q=60 \text{ cfm}$) AND CONSEQUENTLY THE GREATER THE RATE OF ACCUMULATION. HOWEVER, AS RAINFALL RECORDS SHOW HIGHLY INTENSE STORMS WILL PRODUCE LESS RAINFALL THAN THOSE OF A LONGER DURATION ($t=5 \text{ MIN}$, $1,375 \text{ ft}^3$, $t=10 \text{ MIN}$, 2000 ft^3 , $t=60 \text{ MIN}$, 3600 ft^3).

IT IS MY RECOMMENDATION THAT 400 ft³ OF STORAGE BE PROVIDED (4 - 4'x4'x6' DEEP BASINS). THIS AMOUNT OF STORAGE WILL BE CAPABLE OF HOLDING THAT AMOUNT OF WATER THAT WILL FALL DURING THE FIRST HALF OF EACH STORM OUTLINED ABOVE (DURATION = 5 MIN, 3 1/2 MIN. - 430 ft³;

(4)
Gerald Zimmerman

PROFESSIONAL ENGINEER

17 Briarwood Ave. Monroe, N.Y. 10950 (914) 783 - 4864

DURATION = 10 MIN., 6 MIN. - 420 ft³; DURATION = 60 MIN., 30 MIN. - 464 ft³
CAPTURING THE WATER FALLING DURING THE FIRST HALF
OF THE STORM OFFERS THE FOLLOWING ADVANTAGES

1. STORM MIGHT END PRIOR TO FULL DURATION.
2. GREATEST INTENSITY OCCURS GENERALLY IN FIRST FEW MINUTES FROM ALL DRAINAGE BASINS.
3. ECONOMICALLY NOT FEASIBLE OR PRACTICAL TO HOLD GREATER CAPACITY.

Gerald Zimmerman
P.E. 47391

NEW YORK STATE
DEPARTMENT OF TRANSPORTATION
William C. Hennessy, Commissioner

112 Dickson Street, Newburgh, N.Y. 12550



June 27, 1978

Washburn Associates
Estrada Road
Central Valley, N.Y.

Re: ~~Ronderosa~~ Restaurant
Route 32, Town of New Windsor, Orange Co.

Dear Sir:

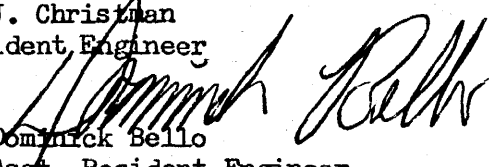
With reference to your plan dated 6/22/78 submitted on the above subject for review, be advised the plan has incorporated our comments and is acceptable to this office.

When your schedule permits notify this office and I will prepare and send you the applications for issuance of a Highway Work Permit.

Very truly yours,

K. J. Christman
Resident Engineer

by:


Dominick Bello
Asst. Resident Engineer

KJC:DB:lp

TOWN OF NEW WINDSOR PLANNING BOARD

APPLICATION FOR SITE PLAN APPROVAL

Name Ponderosa Systems, Inc.

Address P.O. Box 578, Dayton, OH 45401

1. Owner of the property Ponderosa Systems, Inc.

2. Location of the property:
Westerly side of ROUTE 32 (see plan).

3. Zone area C & R-5

4. Nature of business: Restaurant

5. Lot size: Front 200. Rear 82.10 Depth 350'-"

6. Building setbacks: Front yard 40' Rear yard _____
Side yards 45-25'

7. Dimensions of new building 105.33 x 51.33'

Addition _____

If addition, state front, side, rear of existing structure:

I do hereby affirm that all fees, permits and charges applicable under the laws and ordinances of the State of New York and the Town of New Windsor will be paid and that any expense for advertising of Public Hearing or meetings will be paid. Also, any legal or engineering fees for review of this project.

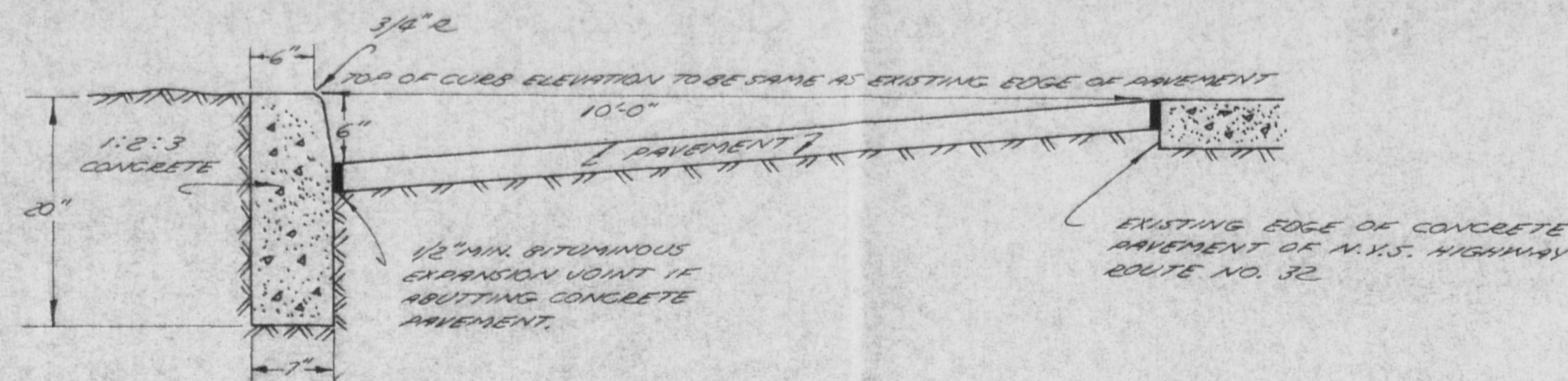
Signed: Ronald A. Washburn P.L.S.
(APPLICANT)

Maps Required for:

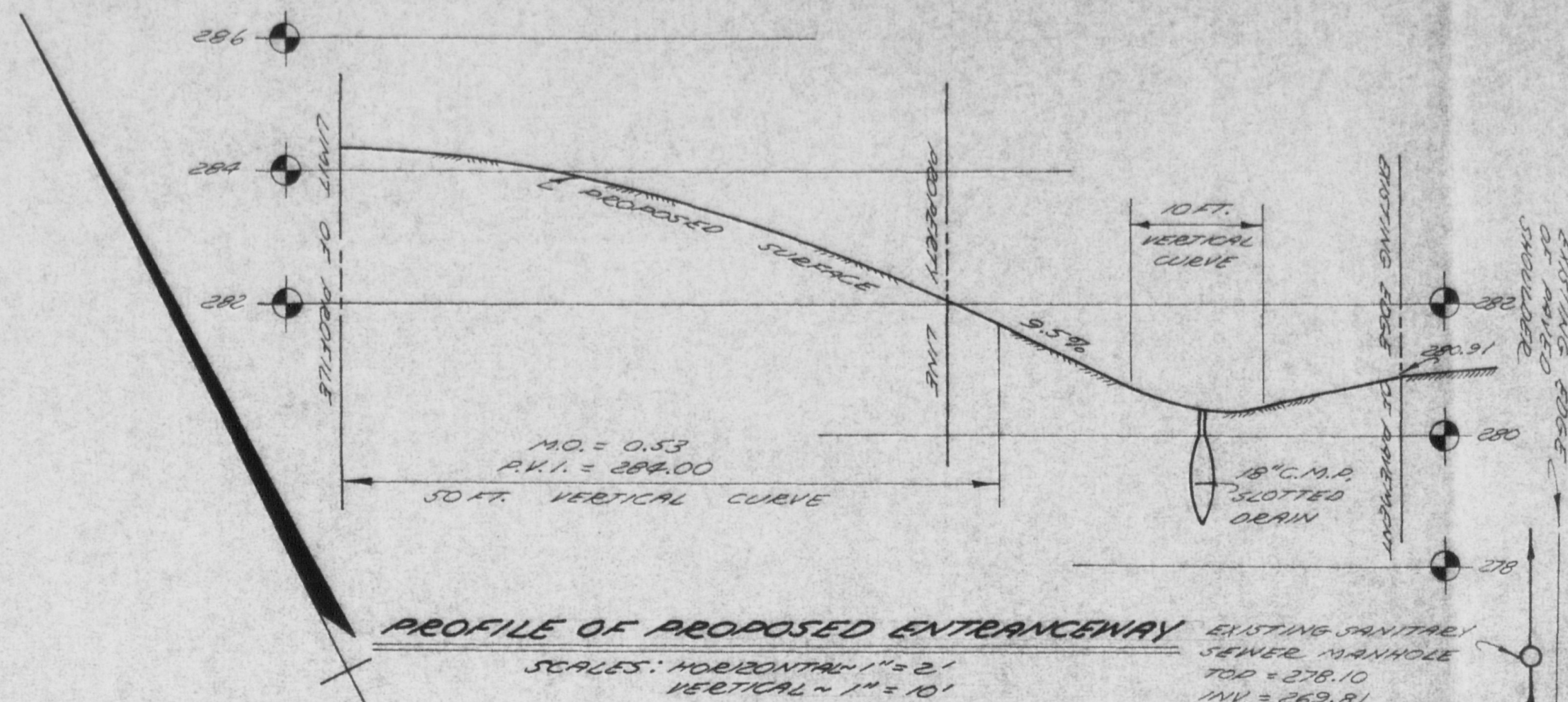
Planning Board
Highway Dept.
Sanitation Dept.
Water Dept.
County Planning Board
Building Inspector

Action of the Zoning Board of Appeals

WASHBURN ASSOCIATES
ESTIMATOR ROAD
CENTRAL VALLEY, N.Y.



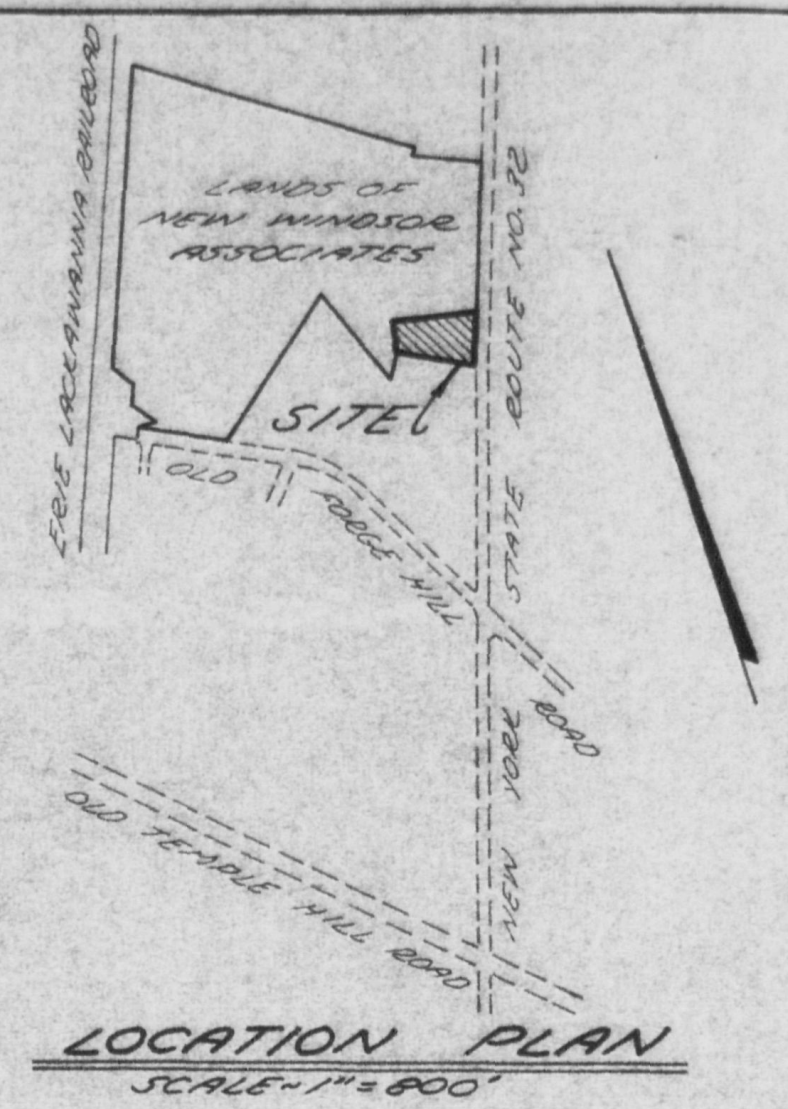
TYPICAL CONCRETE CURB DETAIL
NOT DRAWN TO SCALE



PROFILE OF PROPOSED ENTRANCEWAY

SCALES: HORIZONTAL = 1" = 2'
VERTICAL = 1" = 10'

EXISTING SANITARY
SEWER MANHOLE
TOP = 278.10
INV = 269.81



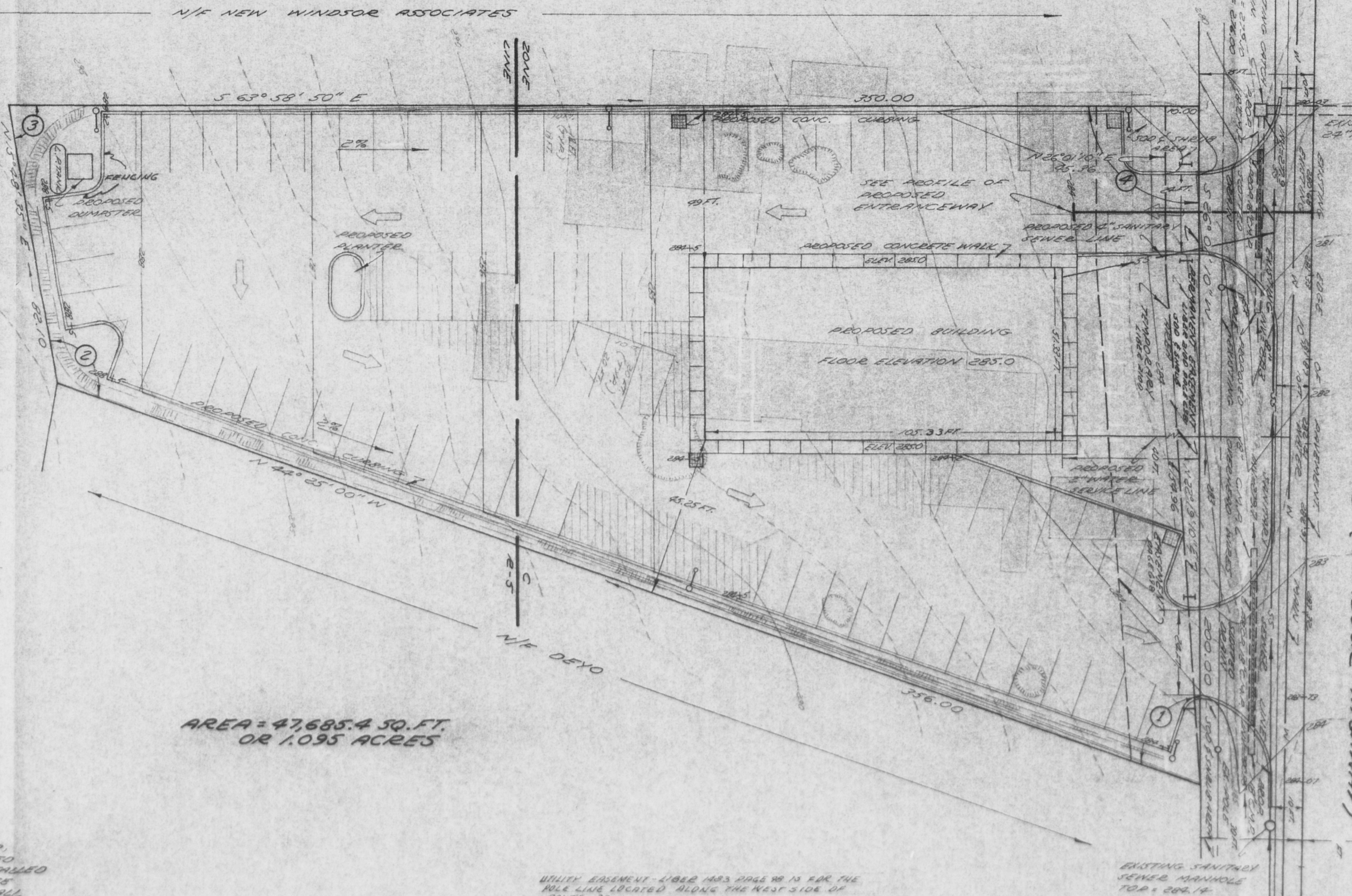
LOCATION PLAN
SCALE: 1" = 800'

INTERIOR ANGLES OF PARCEL

- 1 70°26'10"
- 2 119°46'35"
- 3 79°47'25"
- 4 90°00'00"

LEGEND

- EXISTING BUILDINGS
- EXISTING CONTOURS
- EXISTING ROCK OUTCROPS
- PROPOSED PARKING LOT LIGHTS
- PROPOSED DRIVE AND EJECTORS
- PROPOSED PARKING STALLS
- PROPOSED NO PARKING AREA
- PROPOSED FLOW OF TRAFFIC DIRECTION
- PROPOSED CONTOURS
- PROPOSED SPOT ELEVATIONS
- PROPOSED CONCRETE CURBS
- INTERIOR ANGLE KEY
- HOLDING BASIN 4'x4'x6'



AREA = 47,685.4 SQ. FT.
OR 1.095 ACRES

SUBDIVISION REFERENCE:
SUBDIVISION MAP NEW WINDSOR
ASSOCIATES
TOWN OF NEW WINDSOR, ORANGE CO., N.Y.
VOLUME 5, 1978

- NOTE:**
1. ALL EXISTING BUILDINGS TO BE REMOVED
 2. REAR YARD GRANTED BY THE TOWN OF NEW WINDSOR, ORANGE CO., N.Y. MAY 18, 1978 AND FOR THE LOT OR LOTS E-5 REAR FOR A PARKING LOT.
 3. A TANK AND QUARTER AREA TO BE REVISED.

NO. OF SEATS - 200
REQUIRED 67
PROVIDED 81

APPLICABLE ZONING: C.F.R.-5
REQUIRED 40,000 SQ. FT.
PROVIDED 47,685.4 SQ. FT.

FINAL SITE PLAN APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON SEPT. 22, 1978
BY [Signature]



I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT MAP, COMPILED FROM A SURVEY ACTUALLY MADE ON DESCRIBED GROUND, THAT NECESSARY MEASURES HAVE BEEN INSTALLED AT APPROPRIATE CORNERS, THAT THE SECTOR OF TRANSITS CLOSURES DOES NOT EXCEED 11,500', AND MEET ALL AVAILABLE LEGAL REQUIREMENTS TO ESTABLISH BOUNDARY LOCATIONS.

[Signature]
DONALD A. WASHBURN, A.C.S.
C.E., N.Y. LICENSE
DEC. 10, (1948) 928-2798

APPROVED BY THE
OFFICE OF THE SUPERVISOR
TOWN OF NEW WINDSOR, N.Y.
[Signature]

UTILITY EASEMENT - UNDER AREA PAGE 10 IS FOR THE
WILE LINE LOCATED ALONG THE WEST SIDE OF
ROUTE 32

EXISTING SANITARY
SEWER MANHOLE
TOP = 282.14
INV = 276.74

SITE PLAN FOR			
PONDEROSA SYSTEMS, INC.			
SCALE: 1" = 20'	APPROVED BY:		DRAWN BY:
DATE: 6/22/78			REVISED 8/10/78
TOWN OF NEW WINDSOR ORANGE CO., N.Y.			
REVISED: 7/17/78			DRAWING NUMBER
REVISED: 7/18/78			1521